

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)

Milstead & Associates, LLC

By: Andrew M. Lubin

Atty. ID: AL0814

1 E. Stow Road

Marlton, NJ 08053

(856) 482-1400

File No.:

Attorneys for Movant:

Select Portfolio Servicing, Inc. as servicing agent for Towd Point Mortgage  
Trust 2017-FRE2, U.S. Bank National Association, as Indenture Trustee

In Re:

In Re:

Charles R. Iles a/k/a Charles Iles, Jr. a/k/a Charles Iles  
a/k/a Charles R. Iles, Jr. and Ryan K. Iles a/k/a Ryan  
Iles a/k/a Ryan McLean

Case No.: 19-22358-ABA

Hearing Date: September 10, 2019

Judge: Andrew B. Altenburg, Jr.

Chapter: 7



Order Filed on September 10, 2019  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

Recommended Local Form


☒ Followed

☐ Modified

**ORDER VACATING STAY**

The relief set forth on the following page is hereby **ORDERED**.

**DATED: September 10, 2019**

  
Honorable Andrew B. Altenburg, Jr.  
United States Bankruptcy Court

Upon the motion of Select Portfolio Servicing, Inc, under Bankruptcy Code section 362(d) for relief from the automatic stay as to certain property as hereinafter set forth, and for cause shown, it is

ORDERED that the automatic stay is vacated to permit the movant to institute or resume and prosecute to conclusion one or more actions in the court(s) of appropriate jurisdiction to pursue the movant's rights in the following:

☒ Real property more fully described as:

33 Gilbert Avenue, Westville, NJ 08093

It is further ORDERED that the movant, its successors or assignees, may proceed with its rights and remedies under the terms of the subject mortgage and pursue its state court remedies including, but not limited to, taking the property to sheriff's sale, in addition to potentially pursuing other loss mitigation alternatives, including, but not limited to, a loan modification, short sale or deed-in-lieu foreclosure. Additionally, any purchaser of the property at sheriff's sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the property.

☐ Personal property more fully described as:

It is further ORDERED that the movant may join the debtor and any trustee appointed in this case as defendants in its action(s) irrespective of any conversion to any other chapter of the Bankruptcy Code.

The movant shall serve this order on the debtor, any trustee and any other party who entered an appearance on the motion.

rev. 11/14/18

**Certificate of Notice Page 3 of 3**  
United States Bankruptcy Court  
District of New Jersey

In re:  
Charles R. Iles  
Ryan K. Iles  
Debtors

Case No. 19-22358-ABA  
Chapter 7

**CERTIFICATE OF NOTICE**

District/off: 0312-1

User: admin  
Form ID: pdf903

Page 1 of 1  
Total Noticed: 1

Date Rcvd: Sep 10, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Sep 12, 2019.  
db/jdb +Charles R. Iles, Ryan K. Iles, 33 Gilbert Avenue, Westville, NJ 08093-2104

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Sep 12, 2019

Signature: /s/Joseph Speetjens

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**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on September 10, 2019 at the address(es) listed below:

Andrew M. Lubin on behalf of Creditor Towd Point Mortgage Trust 2017-FRE2, U.S. Bank National Association, as Indenture Trustee bkecf@milsteadlaw.com, alubin@milsteadlaw.com  
Brian Thomas brian@brianthomaslaw.com, bthomas@ecf.axosfs.com  
Rebecca Ann Solarz on behalf of Creditor Towd Point Mortgage Trust 2017-FRE2, U.S. Bank National Association, as Indenture Trustee rsolarz@kmlawgroup.com  
S. Daniel Hutchison on behalf of Debtor Charles R. Iles sdhteamlaw@outlook.com, backupcourt@outlook.com/sdhlawparal@outlook.com/hutchisonsr39026@notify.bestcase.com  
S. Daniel Hutchison on behalf of Joint Debtor Ryan K. Iles sdhteamlaw@outlook.com, backupcourt@outlook.com/sdhlawparal@outlook.com/hutchisonsr39026@notify.bestcase.com  
U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 6